

# FOR SALE

RESIDENTIAL INVESTMENT OPPORTUNITY  
AVAILABLE AS A WHOLE OR INDIVIDUAL UNITS

## £1,950,000

# 10,405 sq.ft

(966.7 sq.m)



**M** M HAMILTON

Sandhills Avenue, Leicester,  
Leicestershire,  
LE5 1PL

**LCP.**  
part of MCore

02072  
335255

searchlcp.co.uk





# M HAMILTON



## EXECUTIVE SUMMARY

- 51 flats available by way of a 999 year long leasehold at a peppercorn ground rent.
- 22 flats currently let on ASTs, 29 sold off with ground rent income.
- Comprises two blocks.
- Producing an annual income of £134,534 with two vacant flats.
- Break up potential.
- Rental growth to be capitalised on.
- Offers in the region of £1,950,000 (one million nine hundred and fifty thousand pounds) are invited for the long leasehold interests. This represents a low capital value of £74.14 psf, which is lower than replacement cost.

## PRICE

£1,950,000 for all 51 flats

## SERVICE CHARGE

Further information provided upon application

## TENURE

Long Leasehold

## ENERGY PERFORMANCE

Further information available upon request

## LEGAL COSTS

Each party is responsible for their own legal costs

## LOCATION

North Hamilton is located to the north of Leicester City centre. The property forms the main neighbourhood parade servicing Hamilton District Centre - a popular and densely populated residential area. Leicester is located approximately 161 km (100 miles) to the north of London, 40 miles from Birmingham (to the west) and 25 miles south of Nottingham.

The city is served by excellent communications with Junction 21 of the M1 and M69 approximately four miles south west of the city centre. The city has good rail links providing frequent train services to London St Pancras with a journey time of 70 minutes.

## AST TENANCY SCHEDULE

Flats	Start Date	End Date	Area* (Sq.ft)	Rental (£)	PCM (£)	Estimated Rent Value p.a (£)	Estimated Rent Value (PCM)	No. of Bedrooms
Block 190, Flat 3	08-09-22	07-09-24	691	£6,762	£563	£9,600	£800	2
Block 190, Flat 4	21-05-24	20-05-26	454	£7,800	£650	£7,800	£650	1
Block 190, Flat 5	30-01-09		454	£6,000	£500	£7,800	£650	1
Block 190, Flat 21	20-09-23	19-09-25	455	£6,756	£563	£7,800	£650	1
Block 190, Flat 22	26-04-19	25-10-19	700	£7,500	£625	£9,600	£800	2
Block 204, Flat 3	05-03-12	04-09-12	450	£6,000	£500	£7,800	£650	1
Block 204, Flat 4	29-07-22	28-07-24	450	£6,762	£563	£7,800	£650	1
Block 204, Flat 5	14-10-22	13-10-24	450	£5,400	£450	£7,800	£650	1
Block 204, Flat 6	09-04-09		450	£5,400	£450	£7,800	£650	1
Block 204, Flat 8	03-01-22	02-01-24	450	£5,385	£449	£7,800	£650	1
Block 204, Flat 9	10-10-22	09-10-24	450	£6,762	£563	£7,800	£650	1
Block 204, Flat 10	15-02-19	14-02-21	450	£6,180	£515	£7,800	£650	1
Block 204, Flat 11	08-08-14		450	£6,000	£500	£7,800	£650	1
Block 204, Flat 12	22-08-17	21-02-18	450	£6,000	£500	£7,800	£650	1
Block 204, Flat 14	18-10-19	17-10-20	450	£5,700	£475	£7,800	£650	1
Block 204, Flat 15			450	£0	£0	£7,800	£650	1
Block 204, Flat 16	02/10/2020	01-10-22	450	£6,762	£563	£7,800	£650	1
Block 204, Flat 17			450	£0	£0	£7,800	£650	1
Block 204, Flat 18	02/08/2021	01-08/-3	450	£5,385	£449	£7,800	£650	1
Block 204, Flat 22	25/08/2023	24-08-25	450	£6,780	£565	£7,800	£650	1
Block 204, Flat 23	10/12/2024	09-12-26	450	£7,800	£650	£7,800	£650	1
Block 204, Flat 27	09/06/2021	08-06-23	451	£6,762	£563	£7,800	£650	1
<b>TOTAL</b>			<b>10,405</b>	<b>£127,894</b>		<b>£175,200</b>		

Additional income of £6,640 per annum via ground rents.

\*Flats haven not been individually measured.



**Viewing**  
Strictly via prior appointment  
with the appointed agents

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part of **M**Core



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